

Visual Analysis Report

Proposed Telecommunications Facility
150' Monopole

Rich Road
Thompson, CT 06277

May 2007 - Revision 1

Prepared for:

MCF Communications, Inc.
733 Turnpike Street, Suite 105
North Andover, MA 01845

Prepared by:

Clough Harbour & Associates LLP
2139 Silas Deane Highway, Suite 212
Rocky Hill, CT 06067
CHA Project 14957-1006-1601

INTRODUCTION:

Clough Harbour & Associates LLP (CHA) conducted a visibility study for the proposed 150'-0" monopole located in Thompson, CT. The purpose of the study was to determine the visual impact, if any, that a proposed 150'-0" monopole would have on the surrounding community within a two mile radius study area. Two techniques were utilized to determine the visual impact within the study area: a computer model using topography and vegetation as constraints to estimate the visual limits and a field analysis to verify the visual limits determined from the computer model. Research of the study area was also conducted to determine locations of sensitive visual receptors.

SITE & STUDY AREA DESCRIPTION:

The subject parcel is approximately 8 acres. The entire parcel is wooded and no residences or structures are located on the parcel. There is a watercourse running down the approximate center of the parcel in a north-south direction. The proposed facility is located at the northeast corner of the property. The base of the tower will be 626' AMSL. The wooded area surrounding the facility on all sides will act as a visual buffer to the adjacent properties.

The topography within the study area consists of hills ranging from 150' AMSL to 650' AMSL. Approximately 5,442 acres, or 68%, of the 8,053 acre study area is covered with vegetation. The rolling hills and vegetation in the study area will help screen the facility in the surrounding study area. Watercourses occupy approximately 450 acres, or 6%, of the study area. There are no historical sites, two parks/recreational areas, no schools, four cemeteries, and one church within the study area. No hiking trails were observed during the field analysis and site research. Also, no scenic roads were observed during the field visual analysis or listed on the CT DOT list of designated scenic roads.

COMPUTER MODEL VISUAL ANALYSIS:

A computer model was developed using a proprietary AutoCAD-based application developed by our Technology Solutions Group to estimate how the surrounding topography and vegetation within a 2 mile radius may obstruct the monopole's visibility. The visibility calculations are completed using digital elevation models (DEM), which is a model of the earth's surface represented by a grid of elevations spaced 10 or 30 meters and is based on USGS topography maps. Each point in the DEM is independently tested for visibility based on the surrounding topography developed from the USGS maps. Once all points have been tested, a map is generated showing areas of visibility and areas screened by topography. Knowing which areas are screened by topography will assist in field determining which areas within the study area may have seasonal visibility. Next, vegetation within the study area is added to the map by digitizing it from 2004 aerial photographs. CHA's application utilizes a vegetation outline layer which is assigned the standard 65' height. A new map is generated showing only areas of visibility based on topography and the vegetation constraint. The visible areas on the map based on the surrounding topography and vegetation will be verified during the field visual analysis.

VISUAL RECEPTOR RESEARCH:

Research of the surrounding study area was conducted to determine the locations of sensitive visual receptors such as historic sites, historic districts, schools, churches, cemeteries, parks, playgrounds, recreational areas, beaches, and scenic roads. Historic sites and districts were determined from national and state registers. Surrounding schools, churches, cemeteries, parks, playgrounds, recreational areas, and beaches were determined from street maps and town GIS data. Scenic roads were determined from the CTDOT list of designated scenic roads. All of the above sensitive visual receptors were added to the viewshed map.

FIELD VISUAL ANALYSIS:

On April 30, 2007 a field visual analysis was conducted to verify the sensitive visual receptors and the limit of visibility determined from our research and computer model. Weather conditions were favorable on the date of the visibility study as it was a clear and sunny day with winds between 8 and 11 MPH; therefore, visibility of the balloon from surrounding areas was not affected. In general, the field visibility study was conducted as follows: A 60" diameter red balloon was flown at a height of 150'-0" above existing grade. Once the balloon was flown, CHA completed a field drive of the surrounding area to determine the visibility of the balloon, and thus the proposed tower. Visibility from the sensitive visual receptors was our primary focus so photos were taken from each of these locations. Photos were also taken from major streets, intersections, and residential areas; from key areas where the balloon was visible; and from key areas where it was not visible. The limits of visibility determined from the computer model were field verified and adjusted as needed. Areas of potential seasonal visibility were field determined and marked on the viewshed map. Finally, the number of residences within the seasonal and year round visible areas was determined.

CONCLUSION:

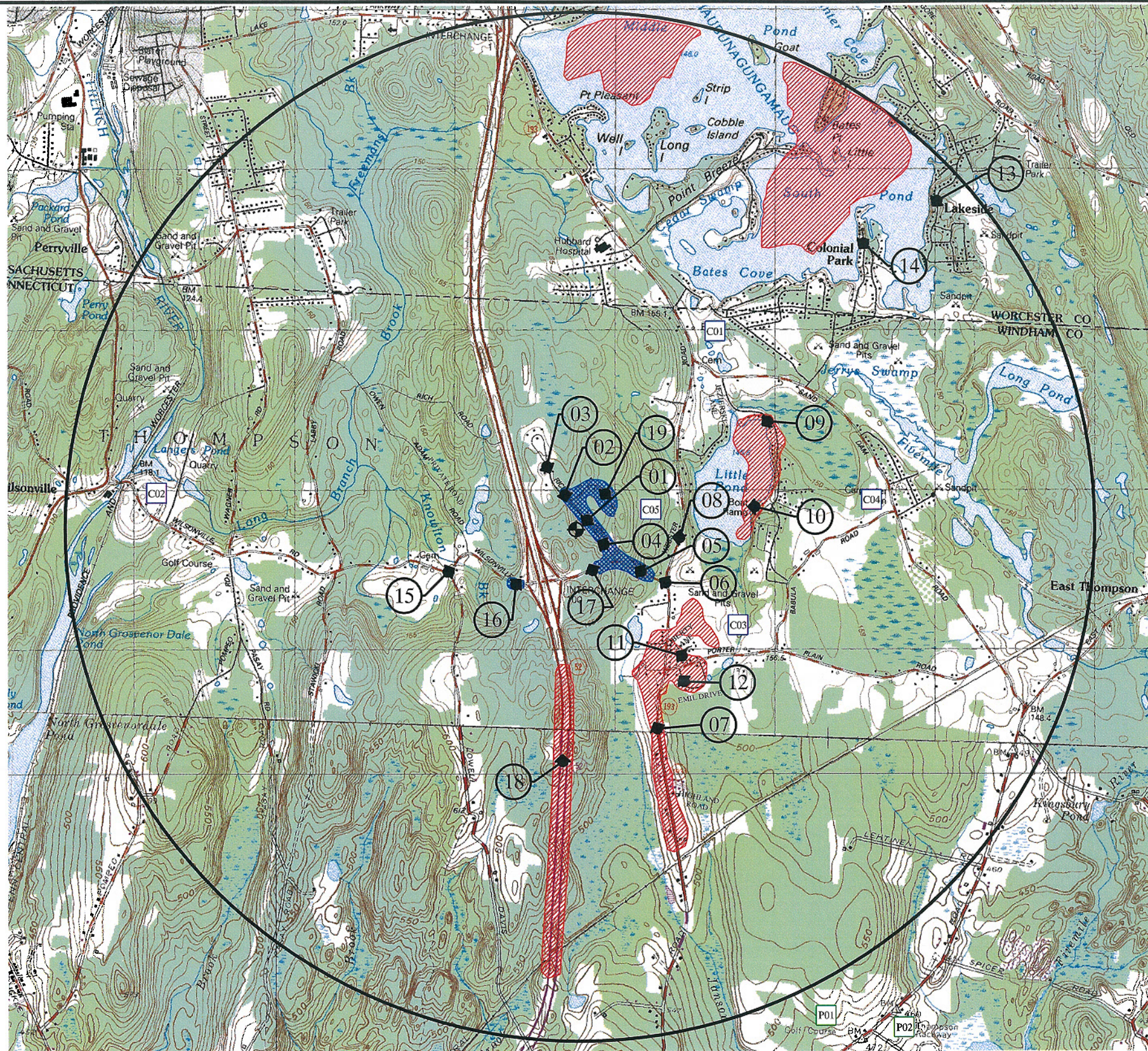
The results of our visual study are summarized in the following attachments: Attachment A: Viewshed Map, and Attachment B: Photosimulations. In conclusion, the year round visual impact to the surrounding community within a two mile radius is limited to the red hatched areas on the viewshed map, which is approximately 5%, or 392 Acres, of the total study area. The limit of year round visibility includes the area surrounding the following public streets: a 6,300' stretch along I-395, a 4,500' stretch along Thompson Road, a 150' stretch along Highland Road, an 800' stretch along Porter Plain Road, a 1,200' stretch along Emil Drive, a 300' stretch along Liberty Lane, a 1,500' stretch along Jezierski Lane, and an 800' stretch along Bates Point Road. These areas contain residential properties and will impact the following number of residences: 28 residences along Thompson Road, 2 residences along Highland Road, 14 Residences along Emil Drive, 5 residences along Liberty Lane, 7 residences along Porter Plain Road, 17 Residences along Jezierski Lane, and 23 residences along Bates Point Road. The proposed monopole will not be seen year round from any of the sensitive visual receptors listed on the viewshed map.

The blue hatched areas on the viewshed map indicate the seasonal visual impact, which is approximately 0.40%, or 32 acres, of the total study area. The limit of seasonal visibility includes the area surrounding the following public streets: a 1,200' stretch along Wilsonville Road, an 1,800' stretch along Rich Road, and a 1,200' stretch along Juliette Avenue. These areas contain residential properties and will impact the

following number of residences: 3 residences along Wilsonville Road, 6 residences along Rich Road, and 10 residences along Juliette Avenue. The proposed monopole will not be seen seasonally from any of the sensitive visual receptors listed on the viewshed map.

The remainder of the two mile radius study area is screened by topography (2,038 acres, 25.3%) & vegetation (5,591 Acres, 69.3%). Photos documenting the non-visible and visible conditions described above have been included in the photo-simulations with their locations marked on the viewshed map.

ATTACHMENT A
VIEWSHED MAP



Historic Sites:

No historic sites are located within the 2 mile study area.

Parks & Recreational Areas:

- P01 Raceway Golf Course
- P02 Thompson International Speedway

Schools:

No schools are located within the 2 mile study area.

Church/Cemetery:

- C01 Bates Cemetery
- C02 Unnamed Cemetery
- C03 Unnamed Cemetery
- C04 Carpenter Cemetery
- C05 High Pointe Church

Scenic Roads:

- No roads within the 2 mile radius are listed on the CTDOT list of scenic roads.
- No scenic road sign designations were observed during the field visual analysis.

Visibility by Residence

STREET	RESIDENCES	STREET	RESIDENCES
WILSONVILLE ROAD	3(S)	EMIL DRIVE	14(Y)
RICH ROAD	6(S)	LIBERTY LANE	5(Y)
JULIETTE AVENUE	10(S)	PORTER PLAIN ROAD	7(Y)
THOMPSON ROAD	28(Y)	JEZISKI LANE	17(Y)
HIGHLAND ROAD	2(Y)	BATES POINT ROAD	23(Y)

(S) = SEASONAL VIEW
(Y) = YEAR ROUND VIEW

NOTES:

- Only visible areas are shown on the map utilizing the process described in note 2. The remainder of the map has been estimated to be nonvisible utilizing the process described in note 3.
- Seasonal and year round areas of visibility were estimated from a field visual analysis within public R.O.W. and public properties. Areas shown on private property were interpolated from the field visual analysis.
- Nonvisible areas were estimated from a computer generated topography & vegetation analysis and field verification of vegetation & building screening within public R.O.W and public properties. Vegetation limits were determined from 2004 aerial photos and is assumed to be 65' high. Verification of vegetation height, coverage, and type within private areas not visible from public R.O.W or public properties was not field verified.
- Historical areas were determined from national and state historical registers.
- Parks, schools, cemeteries, and churches were determined from street maps and field observations.
- Scenic roads, if any, were determined from the CTDOT list of designated scenic roads and field observations.

Legend

- APPROXIMATE LOCATION OF PROPOSED MONOPOLE
- COMPUTER SIMULATION PHOTOGRAPH LOCATION
- LIMIT OF SEASONAL TOWER VISIBILITY
- LIMIT OF YEAR ROUND TOWER VISIBILITY
- C# CHURCH/CEMETERY
- P# PARK
- H# HISTORICAL SITE
- S# SCHOOL
- TRAIL OR SCENIC ROAD

Visibility by Acreage

ITEM	APPROXIMATE ACRES	% OF TOTAL AREA
2 MILE RADIUS AREA	8,053	100%
NOT VISIBLE DUE TO TOPOGRAPHY	2,038	25.3%
NOT VISIBLE DUE TO VEGETATION	5,591	69.3%
YEAR ROUND VISIBILITY	392	5%
SEASONAL VISIBILITY	32	0.40%

Distances from Photo Locations to Tower

PHOTO	DIST. (FT)	PHOTO	DIST. (FT)	PHOTO	DIST. (FT)
01	250	10	3,700	19	950
02	750	11	3,400		
03	1,400	12	3,800		
04	650	13	10,000		
05	1,600	14	8,300		
06	2,100	15	2,800		
07	4,400	16	1,700		
08	2,100	17	907		
09	4,500	18	4,800		

2 MILE VIEWSHED ANALYSIS MAP

THOMPSON - RICH ROAD VISUAL IMPACT ASSESSMENT

PREPARED FOR:

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PREPARED BY:

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CHIA Project No.
14957-1006-1601

MAY 2007

0 625' 1250' 2500'

5000'

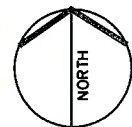


FIGURE
VS-RICH
ROAD

ATTACHMENT B
PHOTOSIMS



Photosim for conceptual purposes only - actual antenna & equipment locations to be determined based on final engineering design



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DATE: MAY 2007

SITE: THOMPSON

VIEW 1 - EXISTING VIEW
FROM 39 RICH ROAD LOOKING
WEST TOWARDS SITE

MCF Communications, Inc.

733 TURNPIKE STREET, SUITE 105
NORTH ANDOVER, MA 01845



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CLOUGH HARBOUR & ASSOCIATES LLP

DATE: MAY 2007

SITE: THOMPSON

VIEW 1 - PROPOSED VIEW
FROM 39 RICH ROAD LOOKING
WEST TOWARDS SITE
(SEASONAL VISIBILITY)

MCF Communications, Inc.

733 TURNPIKE STREET, SUITE 105
NORTH ANDOVER, MA 01845



Photosim for conceptual purposes only - actual antenna & equipment locations to be determined based on final engineering design



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VIEW 2 - EXISTING VIEW
FROM 66 & 70 RICH ROAD LOOKING
SOUTHWEST TOWARDS SITE

MCF Communications, Inc.

733 TURNPIKE STREET, SUITE 105
NORTH ANDOVER, MA 01845

DATE: MAY 2007

SITE: THOMPSON



Photosim for conceptual purposes only - actual antenna & equipment locations to be determined based on final engineering design



CLOUGH HARBOUR & ASSOCIATES LLP

DATE: MAY 2007

SITE: THOMPSON

VIEW 2 - PROPOSED VIEW
FROM 66 & 70 RICH ROAD LOOKING
SOUTHWEST TOWARDS SITE
(SEASONAL VISIBILITY)

MCF Communications, Inc.

733 TURNPIKE STREET, SUITE 105
NORTH ANDOVER, MA 01845



Photosim for conceptual purposes only - actual antenna & equipment locations to be determined based on final engineering design



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DATE: MAY 2007

SITE: THOMPSON

VIEW 3 - NON-VISIBLE
FROM 89 & 90 RICH ROAD LOOKING
SOUTH TOWARDS SITE

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NORTH ANDOVER, MA 01845



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VIEW 4 - EXISTING VIEW
FROM 15 RICH ROAD LOOKING
NORTHWEST TOWARDS SITE

MCF Communications, Inc.

733 TURNPIKE STREET, SUITE 105
NORTH ANDOVER, MA 01845

DATE: MAY 2007

SITE: THOMPSON



Photosim for conceptual purposes only - actual antenna & equipment locations to be determined based on final engineering design



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VIEW 4 - PROPOSED VIEW
FROM 15 RICH ROAD LOOKING
NORTHWEST TOWARDS SITE
(SEASONAL VISIBILITY)

MCF Communications, Inc.

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NORTH ANDOVER, MA 01845

DATE: MAY 2007

SITE: THOMPSON



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VIEW 5 - EXISTING VIEW
FROM 471 WILSONVILLE ROAD
LOOKING NORTHWEST TOWARDS
SITE

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NORTH ANDOVER, MA 01845

DATE: MAY 2007

SITE: THOMPSON



Photosim for conceptual purposes only - actual antenna & equipment locations to be determined based on final engineering design



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DATE: MAY 2007

SITE: THOMPSON

VIEW 5 - PROPOSED VIEW
FROM 471 WILSONVILLE ROAD
LOOKING NORTHWEST TOWARDS
SITE (SEASONAL VISIBILITY)

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SITE: THOMPSON

VIEW 6 - NON-VISIBLE
FROM THE INTERSECTION OF
WILSONVILLE ROAD & ROUTE 193
LOOKING NORTHWEST TOWARDS
SITE

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NORTH ANDOVER, MA 01845



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VIEW 7 - EXISTING VIEW
FROM 1081 ROUTE 193 LOOKING
NORTHWEST TOWARDS SITE

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NORTH ANDOVER, MA 01845

DATE: MAY 2007

SITE: THOMPSON



Photosim for conceptual purposes only - actual antenna & equipment locations to be determined based on final engineering design



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DATE: MAY 2007

SITE: THOMPSON

VIEW 7 - PROPOSED VIEW
FROM 1081 ROUTE 193 LOOKING
NORTHWEST TOWARDS SITE
(ABOVE TREES)

MCF Communications, Inc.

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NORTH ANDOVER, MA 01845



Photosim for conceptual purposes only - actual antenna & equipment locations to be determined based on final engineering design



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DATE: MAY 2007

SITE: THOMPSON

VIEW 8 - NON-VISIBLE
FROM HIGH POINTE CHURCH ON
ROUTE 193 LOOKING WEST
TOWARDS SITE

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DATE: MAY 2007

SITE: THOMPSON

VIEW 9 - EXISTING VIEW
FROM 54 & 56 JEZIERSKI LANE
LOOKING SOUTHWEST TOWARDS
SITE

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DATE: MAY 2007

SITE: THOMPSON

VIEW 9 - PROPOSED VIEW
FROM 54 & 56 JEZIERSKI LANE
LOOKING SOUTHWEST TOWARDS
SITE (ABOVE TREES)

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VIEW 10 - EXISTING VIEW
FROM LITTLE POND BOAT LAUNCH
LOOKING WEST TOWARDS SITE

MCF Communications, Inc.

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NORTH ANDOVER, MA 01845

DATE: MAY 2007

SITE: THOMPSON



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VIEW 10 - PROPOSED VIEW
FROM LITTLE POND BOAT LAUNCH
LOOKING WEST TOWARDS SITE
(ABOVE TREES)

MCF Communications, Inc.

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NORTH ANDOVER, MA 01845

DATE: MAY 2007

SITE: THOMPSON



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VIEW 11 - EXISTING VIEW
FROM 8 LIBERTY LANE LOOKING
NORTHWEST TOWARDS SITE

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NORTH ANDOVER, MA 01845

DATE: MAY 2007

SITE: THOMPSON



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DATE: MAY 2007

SITE: THOMPSON

VIEW 11 - PROPOSED VIEW
FROM 8 LIBERTY LANE LOOKING
NORTHWEST TOWARDS SITE
(ABOVE TREES)

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VIEW 12 - EXISTING VIEW
FROM 16 EMIL DRIVE LOOKING
NORTHWEST TOWARDS SITE

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DATE: MAY 2007

SITE: THOMPSON



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DATE: MAY 2007

SITE: THOMPSON

VIEW 12 - PROPOSED VIEW
FROM 16 EMIL DRIVE LOOKING
NORTHWEST TOWARDS SITE
(ABOVE TREES)

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DATE: MAY 2007

SITE: THOMPSON

VIEW 13 - NON-VISIBLE
FROM 82 & 83 LAKESIDE AVENUE
LOOKING SOUTHWEST TOWARDS
SITE

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VIEW 14 - NON-VISIBLE
FROM 51 COLONIAL AVENUE
LOOKING SOUTHWEST TOWARDS
SITE

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DATE: MAY 2007

SITE: THOMPSON



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DATE: MAY 2007

SITE: THOMPSON

VIEW 15 - NON-VISIBLE
FROM INTERSECTION OF
WILSONVILLE ROAD & LOWELL DAVIS
ROAD LOOKING NORTHEAST
TOWARDS SITE

MCF Communications, Inc.

733 TURNPIKE STREET, SUITE 105
NORTH ANDOVER, MA 01845



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DATE: MAY 2007

SITE: THOMPSON

VIEW 16 - EXISTING VIEW
FROM 354 WILSONVILLE ROAD
LOOKING NORTHEAST TOWARDS
SITE

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NORTH ANDOVER, MA 01845



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DATE: MAY 2007

SITE: THOMPSON

VIEW 16 - PROPOSED VIEW
FROM 354 WILSONVILLE ROAD
LOOKING NORTHEAST TOWARDS
SITE (SEASONAL VISIBILITY)

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VIEW 17 - NON-VISIBLE
FROM WILSONVILLE ROAD
LOOKING NORTH TOWARDS SITE

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DATE: MAY 2007

SITE: THOMPSON



Photosim for conceptual purposes only - actual antenna & equipment locations to be determined based on final engineering design



VIEW 18 - EXISTING VIEW
FROM I-395 NORTH 0.5 MILES FROM
EXIT 100 LOOKING NORTHEAST
TOWARDS SITE

MCF Communications, Inc.

733 TURNPIKE STREET, SUITE 105
NORTH ANDOVER, MA 01845

DATE: MAY 2007

SITE: THOMPSON



Photosim for conceptual purposes only - actual antenna & equipment locations to be determined based on final engineering design



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DATE: MAY 2007

SITE: THOMPSON

VIEW 18 - PROPOSED VIEW
FROM I-395 NORTH 0.5 MILES FROM
EXIT 100 LOOKING NORTHEAST
TOWARDS SITE
(ABOVE TREES)

MCF Communications, Inc.

733 TURNPIKE STREET, SUITE 105
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Photosim for conceptual purposes only - actual antenna & equipment locations to be determined based on final engineering design



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DATE: MAY 2007

SITE: THOMPSON

VIEW 19 - EXISTING VIEW
FROM JULIETTE AVENUE LOOKING
WEST TOWARDS SITE

MCF Communications, Inc.

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NORTH ANDOVER, MA 01845



Photosim for conceptual purposes only - actual antenna & equipment locations to be determined based on final engineering design



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VIEW 19 - PROPOSED VIEW
FROM JULIETTE AVENUE LOOKING
WEST TOWARDS SITE
(SEASONAL VISIBILITY)

MCF Communications, Inc.

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NORTH ANDOVER, MA 01845

DATE: MAY 2007

SITE: THOMPSON